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0013.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,342,600 / 1,342,600

ASSESSED:

1,342,600 / 1,342,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		MARION RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MELNIK ALEXANDER	
Owner 2:		
Owner 3:		

Street 1: 81 MARBLEHEAD ST
Street 2:

Twn/City: NORTH READING
St/Prov: MA Cntry: Own Occ: N
Postal: 01864-1509 Type:

PREVIOUS OWNER		
Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry:	
Postal:		

NARRATIVE DESCRIPTION
This parcel contains .111 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 3054 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS		
Item	Code	Description
Z	R2	TWO FAMIL
o		100
n		water
		Sewer
		Electri
Census:		Exempt
Flood Haz:		
D		Topo
s		1
t		Level
		Street
		Gas:

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4850	Sq. Ft.	Site			0	80.	1.17	1									452,400						452,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4850.000	890,200		452,400	1,342,600		7174
							GIS Ref
							GIS Ref
							Insp Date
							10/06/17

Total Card: 0.111 890,200 452,400 1,342,600 Entered Lot Size

Total Parcel: 0.111 890,200 452,400 1,342,600 Total Land:

Source: Market Adj Cost Total Value per SQ unit /Card: 439.62 /Parcel: 439.62 Land Unit Type:

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EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH																																																																																																										
Type:	13 - Multi-Garden					Full Bath:	2	Rating:	Very Good																																																																																																													
Sty Ht:	2H - 2 & 1/2 Sty					A Bath:	Rating:																																																																																																															
(Liv) Units:	2		Total: 2			3/4 Bath:	Rating:																																																																																																															
Foundation:	3 - BrickorStone					A 3QBth:	Rating:																																																																																																															
Frame:	1 - Wood					1/2 Bath:	Rating:																																																																																																															
Prime Wall:	4 - Vinyl					A HBth:	Rating:																																																																																																															
Sec Wall:			%			OthrFix:	Rating:																																																																																																															
Roof Struct:	2 - Hip					OTHER FEATURES																																																																																																																
Roof Cover:	1 - Asphalt Shgl					Kits:	2	Rating:	Very Good																																																																																																													
Color:	BLUE					A Kits:	Rating:																																																																																																															
View / Desir:				Fpl:	Rating:																																																																																																																	
GENERAL INFORMATION						WSFlue:	Rating:																																																																																																															
Grade: B - Good						CONDOS INFORMATION																																																																																																																
Year Blt:	1930	Eff Yr Blt:				Location:																																																																																																																
Alt LUC:			Alt %:				Total Units:																																																																																																															
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Const Mod:				% Own:				REMODELING						RES BREAKDOWN																																																																																																								
Lump Sum Adj:				Name:				Exterior:				No Unit	RMS	BRS	FL																																																																																																							
INTERIOR INFORMATION						Functional:				1	7	3																																																																																																										
Avg Ht/FL:	STD			Economic:				Additions:				1	4	2																																																																																																								
Prim Int Wal:	2	- Plaster				Kitchen:																																																																																																																
Sec Int Wall:			%	Special:				Baths:																																																																																																														
Partition:	T	- Typical				Plumbing:																																																																																																																
Prim Floors:	3	- Hardwood				Electric:																																																																																																																
Sec Floors:			%	Override:				Heating:																																																																																																														
Bsmnt Flr:	12	- Concrete				General:				Totals																																																																																																												
Subfloor:				CALC SUMMARY						2	11	5																																																																																																										
Bsmnt Gar:				Basic \$ / SQ: 180.00						COMPARABLE SALES																																																																																																												
Electric:	3	- Typical				Size Adj.: 0.99381137				Rate	Parcel ID	Typ	Date	Sale Price																																																																																																								
Insulation:	2	- Typical				Const Adj.: 1.00989902																																																																																																																
Int vs Ext:	S				Adj \$ / SQ: 180.657																																																																																																																	
Heat Fuel:	2	- Gas				Other Features: 122571																																																																																																																
Heat Type:	3	- Forced H/W				Grade Factor: 1.33																																																																																																																
# Heat Sys:	2				NBHD Inf: 1.00000000																																																																																																																	
% Heated:	100	% AC:	100				NBHD Mod:																																																																																																															
Solar HW:	NO	Central Vac:	NO				LUC Factor: 1.00																																																																																																															
% Com Wal			% Sprinkled				Adj Total: 998021																																																																																																															
MOBILE HOME						Juris. Factor: 1.00																																																																																																																
Make:						Before Depr: 240.27																																																																																																																
Model:						Special Features: 0																																																																																																																
Serial #:						Final Total: 890200																																																																																																																
Year:						Val/Su Net: 183.17																																																																																																																
Color:						Val/Su SzAd: 291.49																																																																																																																
SPEC FEATURES/YARD ITEMS															PARCEL ID 008-0-0002-0013.0																																																																																																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																					
More: N				Total Yard Items:				Total Special Features:						Total:																																																																																																								
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